



Affitto Estate Agents are delighted to present a well-maintained, THREE-BEDROOM, mid-terraced house located in a sought-after residential area of Grimsby. This property offers an excellent opportunity for investors looking to expand their portfolio with a home that is already tenanted and generating reliable rental income.

Ideally positioned close to a wide range of essential amenities, including local shops, schools, public transport, and leisure facilities, this home is perfectly suited to meet the needs of modern tenants. The area is known for its strong rental demand, and with a tenant currently in place, investors can begin earning returns immediately without the need for additional marketing or refurbishment.

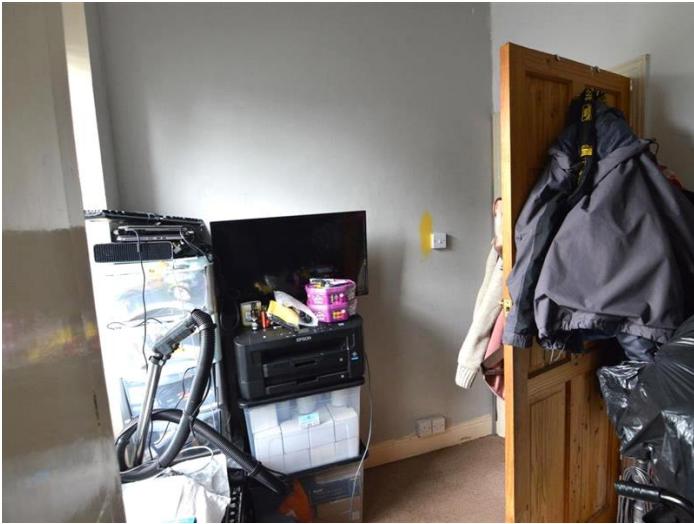
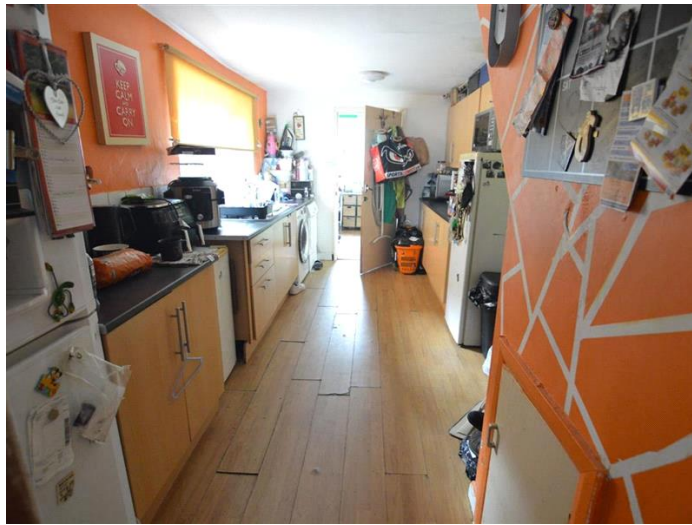
The property features three generously sized bedrooms, two spacious lounge areas that offer flexibility for living and dining arrangements, a functional and well-equipped kitchen, and a clean, modern bathroom. To the rear, there is a private garden space that provides a low-maintenance outdoor area, ideal for tenant enjoyment or future enhancement.

The home has been kept in good condition. It also benefits from gas central heating and double-glazed windows, adding to its overall appeal and energy efficiency.

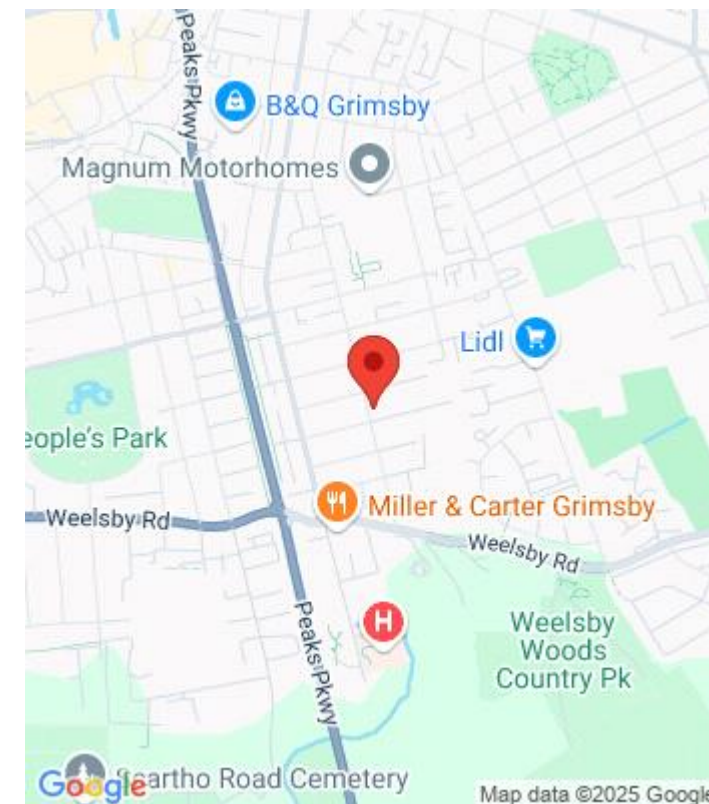
Whether you're a seasoned investor or taking your first step into property investment, this is a compelling opportunity to secure a ready-made, income-generating asset in a thriving part of Grimsby.

CONTACT US TODAY to arrange a viewing!

Tenure: Freehold
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		86
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.